133.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,100 /	860,100
					USE VALUE:	860,100 /	860,100
					ASSESSED:	860,100 /	860,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAGAN JAMES F-CATHERINE A
Owner 2:	
Owner 3:	
Street 1:	161 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4435.000	362,400		497,700	860,100
Total Card	0.102	362,400		497,700	860,100
Total Parcel	0.102	362,400		497,700	860,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.04 | /Parcel: 467.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85810

GIS Ref

GIS Ref

Insp Date 02/10/09

!10402!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	362,400	0	4,435.	497,700	860,100		Year end	12/23/2021
2021	101	FV	351,200	0	4,435.	497,700	848,900		Year End Roll	12/10/2020
2020	101	FV	351,100	0	4,435.	497,700	848,800	848,800	Year End Roll	12/18/2019
2019	101	FV	277,800	0	4,435.	525,400	803,200	803,200	Year End Roll	1/3/2019
2018	101	FV	277,800	0	4,435.	387,100	664,900	664,900	Year End Roll	12/20/2017
2017	101	FV	277,800	0	4,435.	370,500	648,300	648,300	Year End Roll	1/3/2017
2016	101	FV	277,800	0	4,435.	342,900	620,700	620,700	Year End	1/4/2016
2015	101	FV	270,900	0	4,435.	287,600	558,500	558,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:38:39

LAST REV

Date	Time
01/25/18	18:27:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10402

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1009-10		1/1/1986		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	85810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Measured	163	PATRIOT
5/9/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
7/28/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4435		Sq. Ft.	Site		0	90.	1.25	10									497,744						497,700	

Total AC/HA: 0.10181 | Total SF/SM: 4435 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 497,744 | Spl Credit | Total: 497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27911925
Const Adj.:	1.02734768
Adj $ / SQ:	170.833
Other Features:	78500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525241
Depreciation:	162825
Depreciated Total:	362416

COMMENTS

UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

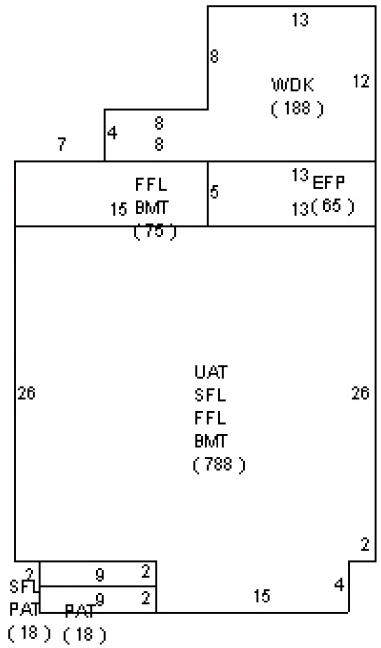
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.71
Special Features:	0	Val/Su Net:	120.08
Final Total:	362400	Val/Su SzAd	217.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	863	57.910	49,978
FFL	First Floor	863	170.830	147,429
SFL	Second Floor	806	170.830	137,691
UAT	Upper Attic	197	68.330	13,462
WDK	Deck	188	11.630	2,186
EFP	Enclos Porch	65	71.000	4,615
PAT	Patio	36	6.160	222
	Net Sketched Area:	3,018	Total:	355,583
Size Ad	1669	Gross Area	3609	FinArea 1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

133.0-0007-0005.0

IMAGE

AssessPro Patriot Properties, Inc